

## **DESERT ESTATES @ PINNACLE PEAK**

### **PROJECT NARRATIVE**

This request is for approval of a preliminary plat for a 74-lot subdivision on a 160-acre parcel located at the southeast corner of 132<sup>nd</sup> Street and Dynamite Blvd. The subject property is zoned for large lots (R1-70) and is rural in character. The property is entitled for 88 lots. This plan provides for 74-lots. This equates to a density of less than ½ unit per acre. Surrounding property has similar large lot zoning. The subject parcel is relatively flat and was subject to burn in the early 1990's. Much of the underbrush has grown back but the mature vegetation still shows scarring from the fire. There is currently an active cattle ranch operation on the property.

A 100' scenic corridor setback is provided along Dynamite Blvd. and will be dedicated along with the final plat. In addition, 3 wash that cross the property will be preserved through open space/drainage easements dedicated on the final plat. These dedications alone equal close to 50 acres of NAOS. The ordinance requirement of 49 acres of NAOS will be achieved through dedication of NAOS at the time of final plat approval. By utilizing the building envelope concept and modified development standards, the site can provide over 100 acres of open space. This provides large contiguous and accessible open space.

This request for 74 lots with amended development standards will provide a subdivision that blends into the existing character of the area with lot sizes averaging 79,000 S.F. in size. The largest of which is over 240,000 square feet or 5.7 acres. The minimum lot size will not be below 52,500 square feet. The site design and custom lot approach opens itself up to the neighborhood by providing a variety of lot sizes and shapes. There are no perimeter walls for this subdivision. The plan includes dedications for public trails along the Dynamite Blvd. and 136th street frontages, as shown on the City's General Plan. This overall concept embraces the surrounding neighborhood, is consistent with the rural equestrian character of the area and complies with the City's newly amended Environmentally Sensitive Lands Ordinance.

Justification for amended development standards:

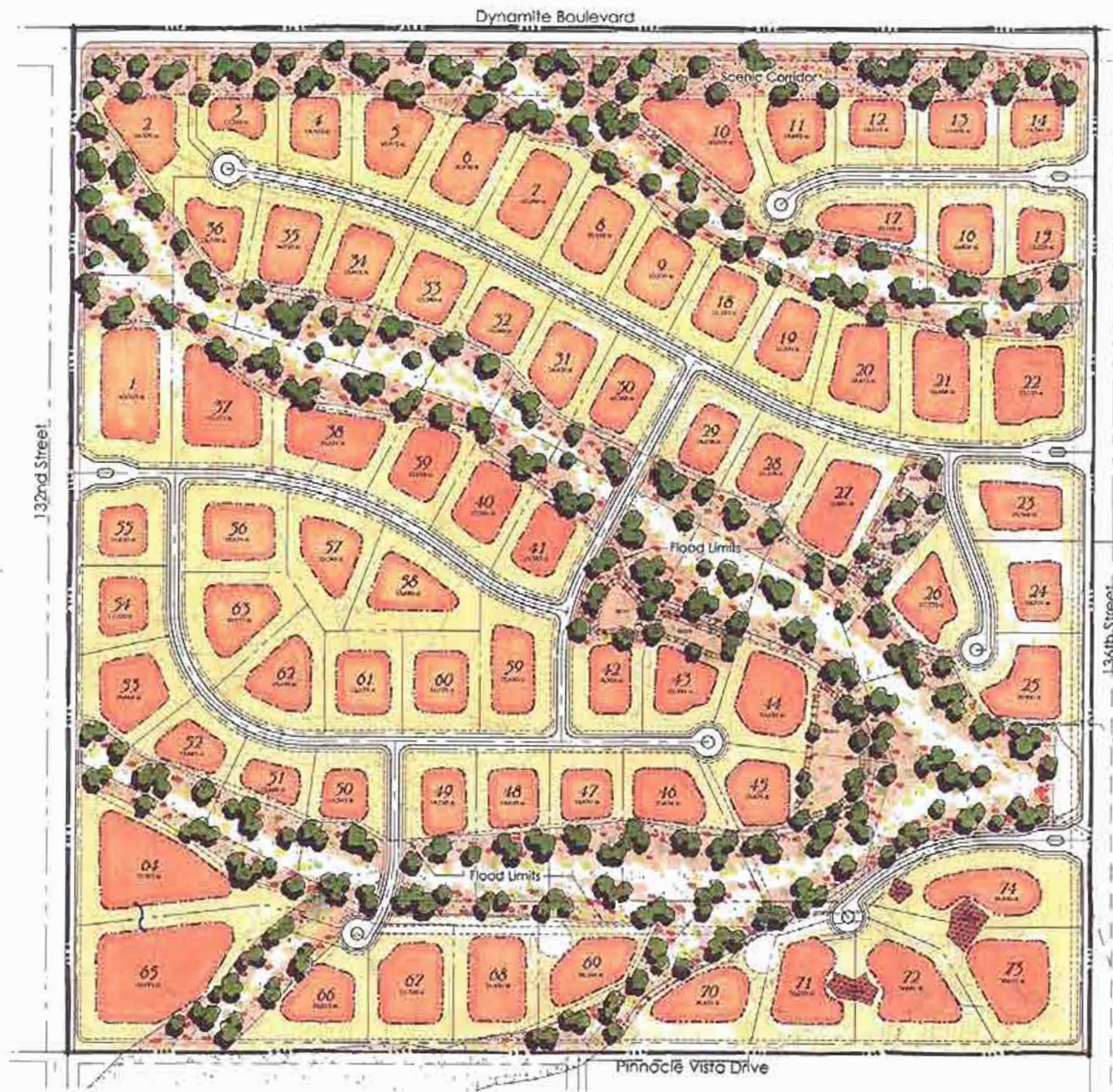
This application includes a request to amend the development standards. Per the new ESLO, reductions in lot sizes, lot width, and building setbacks of up to 25% can be approved by the Board. **Approval of the amended development standards will not increase density.** This application meets the criteria for amended development standards as outlined in Sec. 6.1083 (A) of the zoning ordinance AND the stated purpose of the ESLO per Sec. 6.1010 (A - L) of the zoning ordinance (see below):

- A) Protect people and property from hazardous conditions or characteristic of this area:  
The existing cattle ranch operation has constructed a stock pond. The City's Drainage Planners have indicated this type of water detention/ponding to be unsafe and unhealthy. The improvements to the property will eliminate the cattle ranch operation and eliminate the stock pond facility. In addition there are no rolling boulder features, unstable slopes, flood related mudslides or erosion occurring on site.
- B) Protect and preserve significant natural and visual resources:  
There are three significant rock outcrops located in the southeast portion of the property and shown on the Special Features map. These rock features are located in natural area open space and will be dedicated as such.
- C) Protect renewable and non-renewable resources from incompatible land uses:  
The property is zoned for a large lot residential land use. This proposed subdivision is consistent with that large lot residential land use. Via dedications on the final plat and the building envelope concept, vegetation, open space and wash characteristic will be preserved.
- D) Minimize the public cost of providing public services:  
The developer is responsible for paying for all on-site and off-site infrastructure costs to serve the property. I.E., water and sewer lines will be installed. Since the property is currently within the City limits, emergency services are already provided to the area.
- E) Conserve the character of the natural desert landscape:  
Approximately 50 acres of contiguous NAOS will be provided and dedicated on the final plat. This provides a distribution of meaningful open space that protects the environmental features of the desert. Additionally, 50 more acres of open space can be achieved as each lot develops.
- F) Recognize the economic, recreational and archaeological assets of the property:  
Based on allowable density per the ordinance, the property is entitled to 88 lots; a density of 0.55 dwelling units per acre. This plan proposed 74 lots; a density of 0.46 dwelling units per acre.
- A public trail will be provided along the Dynamite and 136<sup>th</sup> Street frontages, consistent with the new Trails Master Plan. This allows residents to utilize the property in recreational ways such as equestrian, bicycle and hiking trails not currently available on the property.
- An archaeological study was completed and significant features are preserved.

- G) Assure that dedications regarding development information are complete and accurate:  
The development proposal meets all City ordinance and design policy standards. A State registered civil engineering has analyzed the site and developed appropriate design solutions supported by City Engineering staff.
- H) Minimize the impacts of development and construction on surrounding property:  
This subdivision is a custom lot development. There will be no mass grading of the property or building pads. Each lot will be subject to a complete review by City staff as part of the permit process.
- I) Retain the visual character of the area to the greatest extent feasible:  
Building height are limited and colors and materials will comply with the regulation of the ESLO. No perimeter walls are provided.
- J) Maintain significant open space providing view corridors, protect landmarks and wash habitats:  
This project can provide 100 acres of open space via the 100' scenic corridor, preservation of the wash corridors and areas outside the building envelopes. Preserving natural amenities within these areas results in a natural desert setting.
- K) Protect sensitive land while recognizing the legitimate expectations of property owners:  
As noted above, over 50% of the site is preserved as open space. Custom homes and defined building envelopes aid in the preservation of desert lands while allowing a residential development consistent with the City's General Plan land use and existing zoning entitlements.
- L) Encourage innovative planning and design:  
The site plan embraces the surrounding area by providing a variety of lot sizes, shapes and orientation with an interesting street pattern. Substantial setbacks along the major road frontage with no provision for a perimeter wall provides for a development that has limited visual impacts.







# Desert Estates at Pinnacle Peak

Scottsdale, Arizona

## Building Envelopes

Building envelopes range in size from a minimum of 12,489 s.f. to a maximum of 70,475 s.f.

### LEGEND

Building Envelope Boundary - maximum disturbed area of 10'

prepared for:  
Pinnacle Peak East LP  
20 West Camelback Road  
Phoenix, Arizona 85013

DATE: November 24, 2009  
SCALE: 1"=100'  
0 50 100 150 200 250





# Desert Estates at Pinnacle Peak

Scottsdale, Arizona

## N.A.O.S.

N.A.O.S. for this project is concentrated in the 100-year floodplain and the Scenic Corridor setback. This provides a large, contiguous and accessible open space.

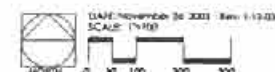
N.A.O.S. Required - 49.76 acres  
N.A.O.S. Provided - 49.90 acres  
Undisturbed N.A.O.S. - 45.80 acres  
Revegetated N.A.O.S. - 4.10 acres (8% of total)

The 49.90 acres of N.A.O.S. to be provided will be dedicated on the final plat.

## LEGEND

- Undisturbed N.A.O.S.
- Revegetated N.A.O.S.

prepared for:  
Pinnacle Peak East LP  
20 West Camelback Road  
Phoenix, Arizona 85013



12/15/03

## Desert Estates at Pinnacle Peak

NAOS TABLE

## Lot Comparison

December 14, 2003

Lot No.	Lot Size	Building Envelope	NAOS Dedicated in Scenic Corridor	NAOS Dedicated in 100-year Floodplain	NAOS Dedicated On-lot	Total NAOS
1	112,567.5	32,000.0		26,270	52,298	80,568
2	147,831.1	30,000.0	24,248	67,568	26,016	117,831
3	54,506.9	25,000.0	19,320		10,187	29,507
4	59,030.5	25,000.0	16,601	880	16,550	34,031
5	84,787.0	32,000.0	2,105	32,118	18,564	52,787
6	68,089.6	30,000.0		14,179	23,911	38,090
7	62,887.8	30,000.0		4,945	27,942	32,888
8	59,512.9	30,000.0		2,665	26,848	29,513
9	56,163.6	28,000.0		4,776	23,387	28,164
10	218,108.3	30,000.0	44,656	95,274	48,178	188,108
11	62,814.6	25,000.0	19,320		18,495	37,815
12	59,851.3	25,000.0	19,320		15,531	34,851
13	59,805.8	25,000.0	19,320		15,486	34,806
14	60,031.0	25,000.0	19,544		15,487	35,031
15	58,596.6	25,000.0		14,473	19,124	33,597
16	61,131.6	28,000.0		14,822	18,309	33,132
17	106,721.0	30,000.0		50,699	26,022	76,721
18	55,507.0	25,000.0		5,277	25,230	30,507
19	56,399.4	28,000.0		3,540	24,859	28,399
20	65,565.1	30,000.0		5,421	30,144	35,565
21	74,526.1	30,000.0		13,023	31,503	44,526
22	91,762.9	32,000.0		19,357	40,406	59,763
23	62,621.6	30,000.0			32,622	32,622
24	58,067.1	25,000.0			33,067	33,067
25	249,790.8	32,000.0		161,168	56,623	217,791
26	83,629.5	30,000.0		24,225	29,405	53,630
27	76,976.7	30,000.0		13,229	33,748	46,977
28	67,079.6	28,000.0		20,640	18,440	39,080
29	65,788.2	25,000.0		17,032	23,756	40,788
30	65,787.6	25,000.0		1,421	39,367	40,788
31	65,873.4	25,000.0		16,950	23,923	40,873
32	68,964.3	25,000.0		28,091	15,874	43,964
33	78,074.7	28,000.0		30,299	19,776	50,075
34	73,889.1	28,000.0		26,416	19,474	45,889
35	71,095.8	30,000.0		18,936	22,160	41,096
36	69,660.0	25,000.0		25,815	18,845	44,660
37	95,737.0	32,000.0		22,729	41,008	63,737
38	100,408.7	30,000.0		41,395	29,014	70,409
39	61,434.2	30,000.0		12,624	18,810	31,434
40	67,277.5	28,000.0		16,357	22,920	39,277
41	69,468.8	25,000.0		20,364	24,105	44,469
42	118,705.5	25,000.0		33,886	59,820	93,706
43	109,008.7	28,000.0		42,291	38,718	81,009
44	145,267.2	30,000.0		56,748	58,519	115,267
45	142,496.4	30,000.0		60,201	52,295	112,496
46	106,457.0	28,000.0		59,810	18,847	78,457
47	74,100.1	25,000.0		37,347	11,753	49,100
48	74,100.1	25,000.0		33,459	15,642	49,100
49	74,942.4	25,000.0		30,622	19,320	49,942
50	77,497.5	25,000.0		36,554	15,943	52,497
51	63,078.1	25,000.0		30,670	7,408	38,078
52	64,795.1	25,000.0		27,840	11,955	39,795
53	68,767.9	30,000.0		10,100	28,668	38,768
54	46,508.5	25,000.0			21,508	21,508
55	46,623.3	25,000.0			21,623	21,623
56	62,067.8	30,000.0			32,068	32,068

**Desert Estates at Pinnacle Peak**  
**Lot Comparison**  
December 14, 2003

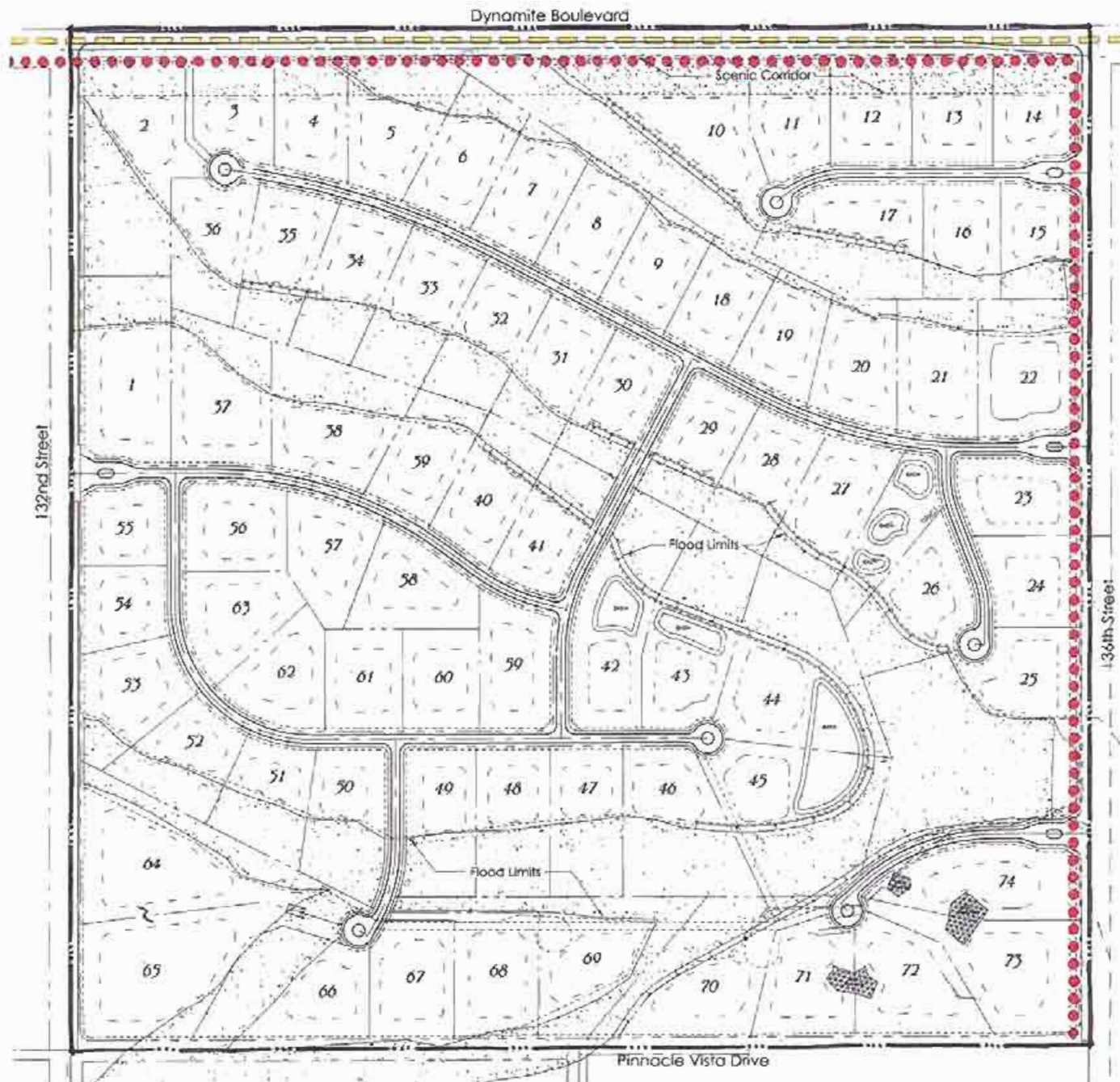
COMBINE

Lot No.	Lot Size	Building Envelope	NAOS Dedicated in Scenic Corridor	NAOS Dedicated in 100-year Floodplain	NAOS Dedicated On-lot	Total NAOS
57	60,981.2	30,000.0			30,981	30,981
58	65,258.2	30,000.0			35,258	35,258
59	64,352.9	35,000.0			29,353	29,353
60	53,056.4	28,000.0			25,056	25,056
61	53,252.4	28,000.0			25,252	25,252
62	59,073.0	30,000.0			29,073	29,073
63	63,426.5	30,000.0			33,429	33,429
64	154,932.5	35,000.0		43,571	76,362	119,932
65	163,051.3	35,000.0		16,805	111,246	128,051
66	102,249.4	30,000.0		46,920	25,329	72,249
67	65,701.2	30,000.0			35,701	35,701
68	74,984.8	30,000.0		3,599	41,386	44,985
69	117,782.9	30,000.0		56,303	31,480	87,783
70	122,186.3	30,000.0		42,971	49,216	92,186
71	69,569.0	30,000.0			39,569	39,569
72	80,817.1	30,000.0			50,817	50,817
73	101,302.0	30,000.0			71,302	71,302
74	88,908.0	30,000.0			58,908	58,908
<b>TOTAL (s.f.)</b>	<b>6,123,124.5</b>	<b>2,103,000.0</b>	<b>184,434</b>	<b>1,544,673</b>	<b>2,298,018</b>	<b>4,020,125</b>
<b>TOTAL in acres</b>	<b>140.6</b>	<b>48.3</b>	<b>4.2</b>	<b>35.5</b>	<b>52.8</b>	<b>92.3</b>









# Desert Estates at Pinnacle Peak

Scottsdale, Arizona

## Trails

The City of Scottsdale General Plan requires a Bike Lane along Dynamite Road and trails along Dynamite Road and 136th Street. These will be installed per City standards. The trails will be provided in half easements where needed.



Trail Detail

## LEGEND

- Bike Lane
- 8' City Trail

prepared for:  
Pinnacle Peak East LP  
20 West Camelback Road  
Phoenix, Arizona 85013



# Desert Estates at Pinnacle Peak

Scottsdale, Arizona

## Sections



Section A-A through Main Wash

No Scale



Section B-B through Dynamite Scenic Corridor

No Scale



KEY MAP

prepared for:  
Pinnacle Peak East LP  
20 West Camelback Road  
Phoenix, Arizona 85013





**DEVELOPMENT STANDARDS**SUBDIVISION NAME Desert EstatesCASE # 5-PP-2003ZONING R1-70 PCD PRD ESL XXX

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
<b>A. MIN. LOT AREA</b>	70,000 sf	52,500 sf	25
<b>B. MIN. LOT WIDTH</b>			
1. Standard Lot	250'	188'	25
2. Flag Lot	-	20'	0
<b>C. MAXIMUM BUILDING HEIGHT</b>	24'	24'	0
<b>D. MIN. YARD SETBACKS</b>			
1. FRONT YARD			
▪ FRONT (to face of building)	60'	45'	25
▪ FRONT (to face of garage)	60'	45'	25
▪ FRONT (corner lot, side street)	60'	45'	25
▪ FRONT (corner lot, adjacent to key lot, side street)	60'	45'	25
▪ FRONT (double frontage)	60'	45'	25
2. SIDE YARD			
▪ Minimum	30'	23'	25
▪ Minimum aggregate	60'	46'	25
3. REAR YARD			
▪ Standard Depth	60'	45'	25
▪ Min. Depth (% of difference which can be occupied)			
<b>E. DISTANCE BETWEEN BUILDINGS (MIN)</b>			
1. Accessory & Main	10'	10'	0
2. Main Buildings/Adjacent Lots	60'	46'	25
<b>F. MAXIMUM WALL HEIGHT</b>			
1. FRONT	3'	3'	0
2. SIDE	8'	8'	0
3. REAR	8'	8'	0
4. Corner side not next to key lot	8' on PL	8' on PL	0
5. Corral fence height (on prop line)	6' on PL	6' on PL	0
<b>G. DEVELOPMENT PERIMETER SETBACKS</b>			
<b>H. APPLICABLE ZONING CASES</b>			
<b>I. NOTES &amp; EXCEPTIONS</b>			

## **Sec. 5.034. Property development standards.**

**The following R1-70 ESL amended property development standards are proposed for the Desert Estates @ Pinnacle Peak subdivisions:**

### **A. Lot area.**

1. Each lot shall have a minimum lot area of not less than ~~seventy thousand (70,000) square feet~~ **fifty-two thousand five hundred (52,500) square feet.**

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

### **B. Lot dimensions.**

Width. All lots shall have a minimum width of ~~two hundred and fifty (250) feet.~~

**one hundred eighty-eight feet (188').**

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed ~~thirty (30) feet~~ **twenty-four feet (24')** in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

a. There shall be a front yard having a depth of not less than ~~sixty (60) feet~~ **forty-five feet (45')**.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty (60) feet~~ **forty-five feet (45')** shall be provided on both streets.

c. On a corner lot, the required front yard of ~~sixty (60) feet~~ **forty-five feet (45')** shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~thirty (30) feet~~ **twenty-three feet (23')** on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60) feet~~ **forty-five feet (45')**.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*



1. There shall be not less than ten (10) feet between an accessory building and the main building.

2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty (60) feet~~ **forty-six feet (46')**.

G. *Buildings, walls, fences and landscaping.*

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.

2. A minimum of five (5) percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.